



# Snow Gate™

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**Turnpike Cottage 6 Stocks Bank Road  
Mirfield, WF14 9PZ**

A unique and individual three bedroom semi-detached property which offers an array of exciting potential. Dating back to circa 1860, the cottage has been occupied by the same family for over 100 years. Showcasing plenty of its original charm and character, this presents an exciting opportunity for the next owners to put their own stamp on it. The adjoining workshop and home office are ideal for anyone working from home, or offer potential to create additional living accommodation/bedrooms subject to necessary permission. Enjoying stunning countryside views to the front of the house and conveniently positioned close to local amenities and the centre of Mirfield. The railway station in the centre of town connects neighbouring towns and cities including; Huddersfield, Leeds and Manchester as well as having a direct line to London. Motorway networks are also within close proximity. The beautiful South-West facing cottage garden to the front provides a space to sit out and relax!

**£250,000**

# Turnpike Cottage 6 Stocks Bank Road Mirfield, WF14 9PZ



- THREE BEDROOM SEMI-DETACHED HOUSE
- UNIQUE & INDIVIDUAL RESIDENCE WITH ENDLESS OPPORTUNITIES
- SHOWCASING AN ABUNDANCE OF CHARACTER FEATURES
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES & THE CENTRE OF MIRFIELD
- ADJOINING WORKSHOP & HOME OFFICE
- SOUTH-WEST FACING GARDEN

**Entrance** **Outbuilding/Office**

**Dining Room** **Garden**

**Dining Kitchen**

**Utility**

**Lounge**

**First Floor Landing**

**Bathroom**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

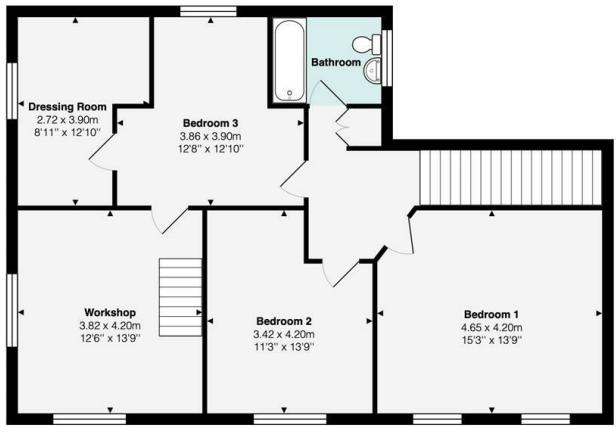
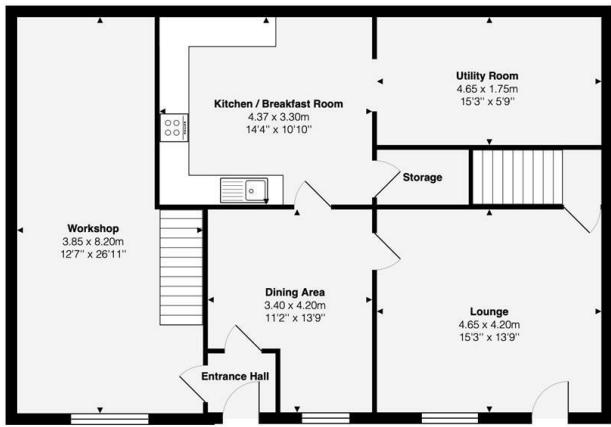
**Dressing Room/Study**

**Workshop**





# Floor Plan



6, Stocks Bank Road, Mirfield, WF14 9PZ

Total Area: 185.5 m<sup>2</sup> ... 1997 ft<sup>2</sup>

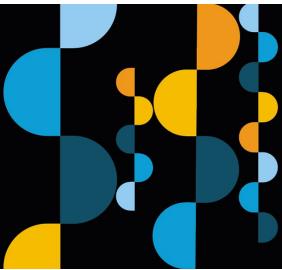
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.  
The plan is for illustrative purposes only and should be used as such.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		49	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

[snowgate.co.uk](http://snowgate.co.uk)